

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 20 2021


MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JUL 20 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee \$1085.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

 7/20/2021
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Benjamin K. Gudorf and Lauren M. Gudorf, husband and wife**, the Grantors herein, for valuable consideration paid, grant with general warranty covenants to **Dylan J. Link and Mackenzie L. Miller**, whose tax mailing address is 9676 Celina Mendon Road, Celina, Ohio 45822, the following described real property:

Situated in the Township of Center, County of Mercer and State of Ohio, to-wit:

TRACT 1:

Being a certain tract of land located in the West one-half of the Northeast quarter of Section 5, Town 5 South, Range 3 East, Center Township, Mercer County, Ohio, as shown on the plat of a survey made by B.R. Gebhart, Registered Surveyor No. 3909, recorded in Survey Book 4, Page 215, and to which plat reference is hereby made for a more definite description.

Beginning at an iron harrow tooth, point "F" in the centerline of the Celina-Mendon Road (North and South centerline of Section 5), a distance of 1076.46 feet South 00° 15' East of Point "X", the North quarter post of Section 5 above; thence North 89° 45' East a distance of 250.00 feet to a patented iron survey stake, point "E"; thence South 00° 15' East a distance of 217.80 feet to a patented iron survey stake, point "H"; thence South 89° 45' West a distance of 250.00 feet to an iron harrow tooth, point "G" in the centerline of the Celina-Mendon Road; thence North 00° 15' West on and along the centerline of the road a distance of 217.80 feet to point "F", the PLACE OF BEGINNING.

Bearing on line "X-Y" was observed magnetic, all others figured from actual angles turned in the field.

Tract contains 1.25 acres of land, subject to the legal right-of-way of the Celina-Mendon Road along the entire West end.

TRACT 2:

Situated in the Township of Center, County of Mercer and State of Ohio, to-wit:

Being a parcel of land situated in Center Township, Mercer County, Ohio, in the West one-half of the Northeast quarter of Section 5, Township 5 South, Range 3 East, being more particularly described as follows:

Commencing for reference at a PK nail at the Northwest corner of the Northeast quarter of said Section 5; thence South 00° 14' East along the West line of the Northeast quarter of said Section 5 and the center line of Celina-Mendon Road a distance of 1076.13 feet to a harrow tooth at the Northwest corner of a 1.25 acre tract of land conveyed to Steven and Shirley Bell by Deed recorded in Deed Volume 237, Page 849; thence North 89° 45' 17" East along said Bell's North line a distance of 250.07 feet to a patented survey stake at the Northeast corner thereof, said point being the PLACE OF BEGINNING for the parcel to be conveyed by this instrument; thence North 89° 46' East a distance of 302.40 feet to a 5/8 inch iron bar; thence South 00° 14' East a distance of 217.80 feet to a 5/8 inch iron bar; thence South 89° 46' West a distance of 302.40 feet to a 5/8 inch iron bar at the aforementioned Bell's Southeast corner; thence North 00° 14' West along said Bell's East line, a distance of 217.80 feet to the place of beginning.

Containing 1.512 acres of land, more or less, subject to all easements and right-of-way of record.

Prior Instrument Reference: Instrument #201700004653

Tax Parcel Number: 06-008200.0000

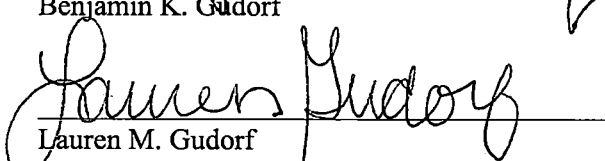
Tax Map Number: 06-05-200-003

Address of Property: 9676 Celina Mendon Rd., Celina, OH 45822

Grantors and Grantees herein agree that the real estate taxes and assessments will be prorated to the date of closing.

Benjamin K. Gudorf and Lauren M. Gudorf, husband and wife, who hereby relinquish their right and expectancy of dower, have hereunto set their hands on the dates set forth in the acknowledgment.


Benjamin K. Gudorf


Lauren M. Gudorf

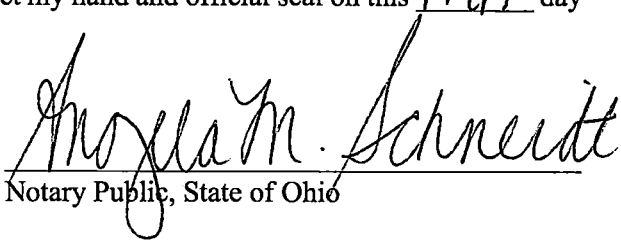
STATE OF OHIO, COUNTY OF MERCER, ss:

Before me, a Notary Public in and for said State, personally appeared **Benjamin K. Gudorf and Lauren M. Gudorf, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 19th day of July, 2021.



ANGELA M. SCHNEIDT, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
COUNTY OF RESIDENCE: MERCER
MY COMMISSION EXPIRES 10-1-2021


Notary Public, State of Ohio

This instrument prepared by: PURDY, LAMMERS & SCHIAVONE, ATTYS. (LJS/dg)
113 East Market Street, P.O. Box 404
Celina, OH 45822